

**MINUTES**  
**WEST ALLIS COMMUNITY DEVELOPMENT AUTHORITY MEETING**  
**TUESDAY, DECEMBER 9, 2014**  
**6:00 P.M.**  
**ROOM 128 - 7525 WEST GREENFIELD AVENUE**

**PRESENT:** Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Ald. Barczak; Pete Hansen

**EXCUSED:** Karin Gale

**STAFF** John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager  
Kristi Johnson, Community Development Supervisor

**OTHERS:** Ald. Roadt  
Ald. Lajsic

1. Approval of minutes of the meeting of November 11, 2014.

A motion was made by Ald. Barczak and seconded by Jason Metz to approve the minutes of the November 11, 2014 meeting.

The motion carried unanimously.

2. Resolution approving acquisition of the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area for an estimated cost of \$1.6 million.

This item was discussed in closed session.

3. Resolution authorizing the Executive Director to enter into a contract with an environmental consultant to conduct an environmental Site Investigation on the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area, in an amount not to exceed \$100,000.

*Ald. Czaplewski present at this time.*

This item was temporarily held, following a brief discussion in open session.

4. Resolution authorizing the submittal of a \$400,000 U.S. EPA Community-Wide Environmental Assessment Grant application for FY 2015.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the Resolution authorizing the submittal of a \$400,000 U.S. EPA Community-Wide Environmental Assessment Grant application for FY 2015.

The motion carried unanimously.

5. Resolution in support of the Double Deck freeway alternative for the I-94 East-West Corridor if the at-grade alternatives cannot accommodate full access to Hawley Road/60<sup>th</sup> Street.

Discussion ensued with questions being answered by staff.

A motion was made by Jason Metz and seconded by Ald. Barczak to approve the Resolution in support of the Double Deck freeway alternative for the I-94 East-West Corridor if the at-grade alternatives cannot accommodate full access to Hawley Road/60<sup>th</sup> Street.

The motion carried unanimously.

6. Resolution authorizing the selection of the lowest bidder and approving the execution of a demolition contract with Cream City Wrecking & Dismantling, LLC. in the amount of \$137,280 for the properties located at 1606 S. 59 St., 8614 W. Mitchell St., 2104 S. 70 St., 2065 S. 57 St., 2060 S. 72 St. (garage only), and 5617 W. National Ave.

Discussion ensued with questions being answered by staff.

A motion was made by Wayne Clark and seconded by Ald. Czaplewski to approve the Resolution authorizing the selection of the lowest bidder and approving the execution of a demolition contract with Cream City Wrecking & Dismantling, LLC. in the amount of \$137,280 for the properties located at 1606 S. 59 St., 8614 W. Mitchell St., 2104 S. 70 St., 2065 S. 57 St., 2060 S. 72 St. (garage only), and 5617 W. National Ave.

The motion carried unanimously.

- S1. Resolution authorizing the submittal of a \$200,000 U.S. EPA Site-Specific Assessment Grant application for FY 2015 for the former Milwaukee Ductile Iron properties in the vicinity of S. 68 St. & W. Mitchell St.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Czaplewski and seconded by Wayne Clark to approve the Resolution authorizing the submittal of a \$200,000 U.S. EPA Site-Specific Assessment Grant application for FY 2015 for the former Milwaukee Ductile Iron properties in the vicinity of S. 68 St. & W. Mitchell St.

The motion carried unanimously.

- S2. Resolution approving a contract for construction services with Kuhs Quality Homes, Inc. for the construction of a single-family home located at 1622 S. 59 St. in the amount of \$211,600.

Discussion ensued with questions being answered by staff.

A motion was made by Ald. Barczak and seconded by Ald. Czaplewski to approve the Resolution approving a contract for construction services with Kuhs Quality Homes, Inc. for the construction of a single-family home located at 1622 S. 59 St. in the amount of \$211,600.

The motion carried unanimously.

7. Consideration relative to Report on Redevelopment Initiatives:
- a. Six Points/Farmers Market Redevelopment Area/TIF Number Five
  - b. S. 67 & W. Becher Pl. Industrial Park/TIF Number Six
  - c. S. 67 & W. Washington St./TIF Number Seven
  - d. Pioneer District – S. 77 St. to S. 84 St. along W. National Ave./TIF Number Nine
  - e. S. 116 St. & W. Rogers St./TIF Number Ten
  - f. 84<sup>th</sup> & Greenfield/TIF Number Eleven
  - g. Former Teledyne Site/TIF Number Twelve
  - h. Former Home Juice Redevelopment Area/TIF Number Thirteen
  - i. S. 60 St. Corridor
  - j. Other Redevelopment Areas:
    - 1) Veterans Park Redevelopment Area/TIF Number Two
    - 2) Quad/Graphics/TIF Number Three
    - 3) S. 60 St. and W. Beloit Rd.
    - 4) Towne Centre Redevelopment
    - 5) Downtown Redevelopment
    - 6) Wisconsin State Fair Park
    - 7) Exterior Property Maintenance Program
    - 8) Hwy 100 Corridor – Potential Development Opportunities
    - 9) 1928 S. 62 St. – Plating Engineering Site
    - 10) S. 116 St. and W. Morgan Ave.
    - 11) Beloit Road Senior Housing Complex
    - 12) 6215 W. National Ave. (former Chalet Restaurant property)
    - 13) Neighborhood Stabilization Program and HOME Program activities
      - a. 903 S. 56 St.
      - b. 2159 S. 61 St.
      - c. 1622 S. 59 St.
      - d. 2065 S. 57 St.
      - e. 2104 S. 70 St.
      - f. 8614 W. Mitchell St.
    - 14) First-Ring Industrial Redevelopment Enterprise (FIRE)
    - 15) Milwaukee Ductile Iron – 68<sup>th</sup> & Mitchell St. Area
    - 16) 901 S. 70 St. property - Cardinal Capital Management, Inc.
    - 17) W. National Ave. Corridor
      - Gerald Matter recommended accepting moving forward with a W. National Ave. Corridor study. Motion carried unanimously.

8. Consideration relative to Report on Housing Programs.

Item 8 was presented by staff.

Chair Gerald Matter recommended accepting the Report on Housing and placing it on file

The motion carried unanimously.

9. Notice of Closed Session of the Community Development Authority.

At 6:50 p.m., Chair Matter stated it was the intention of the Authority to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

The Community Development Authority of the City of West Allis will meet at approximately 6:00 p.m., or as soon thereafter as time permits on Tuesday, December 9, 2014, in Room 128, City Hall, 7525 W. Greenfield Ave., West Allis, Wisconsin, following conclusion of consideration of the above portion of its regularly scheduled agenda, to vote on a motion to convene in closed session at said time and place for discussion/action relative to:

- a. Resolution approving acquisition of the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area for an estimated cost of \$1.6 million.
- b. Discussion/action relative to redevelopment options within the Six Points/Farmers Market Redevelopment Area.

and to take such further action as may be necessary and appropriate with respect to such matters.

A closed session for the above purpose is authorized pursuant to the provisions of Wis. Stats. Section 19.85(1)(e), which authorizes a governmental body, upon motion duly made and carried, to meet in closed session to deliberate or negotiate the purchase of public properties and the investment of public funds, or conduct other specified public business whenever competitive or bargaining reasons require a closed session.

A motion was made by Wayne Clark and seconded by Pete Hansen to convene in closed session at 6:50 p.m.

The motion carried by the following vote:

Aye: Gerald Matter, Chair; Wayne Clark, Vice Chair; Ald. Czaplewski; Jason Metz; Ald. Barczak; Pete Hansen

No: 0

Others present: John Stibal, Development Department Director  
Patrick Schloss, Community Development Manager  
Kristi Johnson, Community Development Supervisor  
Ald. Roadt  
Ald. Lajsic

Staff was present on all matters discussed to provide background information and explain proposals.

Under Item b., discussion ensued regarding the redevelopment options within the Six Points/Farmers Market Redevelopment Area.

Under Item a., discussion ensued regarding the Resolution approving acquisition of the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area for an estimated cost of \$1.6 million.

Upon conclusion of the closed session at approximately 7:27 p.m. a motion was made by Wayne Clark and seconded by Jason Metz to reconvene in open session to consider its public agenda, including motions to recommend approval or rejection of above-listed deliberations or any of the public agenda items that have not been acted upon.

The motion carried unanimously.

2. Resolution approving acquisition of the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area for an estimated cost of \$1.6 million.

A motion was made by Wayne Clark and seconded by Jason Metz to approve the Resolution approving acquisition of the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area for an estimated cost of \$1.6 million.

The motion carried unanimously.

3. Resolution authorizing the Executive Director to enter into a contract with an environmental consultant to conduct an environmental Site Investigation on the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area, in an amount not to exceed \$100,000.

A motion was made by Wayne Clark and seconded by Pete Hansen to approve the Resolution authorizing the Executive Director to enter into a contract with an environmental consultant to conduct an environmental Site Investigation on the former Milwaukee Ductile Iron properties located within the 68<sup>th</sup> & Mitchell Redevelopment Area, in an amount not to exceed \$100,000.

The motion carried unanimously.

10. Adjournment.

There being no further business to come before the Authority a motion was made by Jason Metz and seconded by Pete Hansen to adjourn at 7:29 p.m.

Respectfully submitted,

Gale Jender  
Department of Development